



CITY OF GLENDALE, CALIFORNIA

Community Development
Planning

633 E. Broadway, Suite 103
Glendale, CA 91206-4311
Tel. (818) 548-2140 Fax (818) 240-0392
glendaleca.gov

February 26, 2020

Applicant:

David Fink and Richard Powell
3437 Ocean View Boulevard
Glendale, CA 91208

**RE: ADMINISTRATIVE USE PERMIT NO. PAUP1925875
3437 OCEAN VIEW BOULEVARD
(John Sparr Tavern)**

The Director of Community Development will render a final decision on or after **March 4, 2020**, for the following project:

Project proposal: To allow the continued on-site sales, service, and consumption of beer and wine (Type 41) at an existing full-service restaurant (John Sparr Tavern).

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

DRAFT CONDITIONS

1. That the development shall be in substantial accord with the plans submitted with the application except for any modifications as may be required to meet specific Code standards or other conditions stipulated herein to the satisfaction of the Director of Community Development.
2. That all necessary licenses, approvals and permits as required from Federal, State, County or City authorities including the City Clerk shall be obtained and kept current at all times.
3. That any expansion or modification of the facility or use which intensifies the existing Administrative Use Permit shall require a new Administrative Use Permit application. Expansion shall constitute adding floor area, increased hours of operation, changes to the use or operation, or any physical change as determined by the Director of Community Development.
4. That the restaurant and alcohol sales shall be open only between the hours of 9:00 a.m. to 12:00a.m. Sunday through Thursday and from 9:00 a.m. to 2:00 a.m. Friday and Saturday.

5. That the outdoor patio area shall be open to use by patrons only between the hours of 9:00 a.m. and 10:00 p.m. Sunday through Thursday and 9:00 a.m. to 11:00 p.m. Friday and Saturday.
6. That sufficient measure shall be enforced to effectively eliminate interior and exterior loitering, parking congestion, disturbing noise, disturbing light, loud conversation, and criminal activities. No seating shall be provided in the parking area to discourage loitering.
7. That the premises shall be maintained in a clean and orderly condition, free of weeds, trash, and graffiti.
8. That noise shall be contained to the site, such that persons of normal sensitivity off-site are not disturbed.
9. That no speaker systems or televisions shall be installed outside the building or in the outdoor dining/waiting patio area.
10. That the parking area shall be kept adequately illuminated for security purposes during all hours of darkness. Light fixtures in the parking area shall be installed no higher than the height of the patio wall and shall be directed downward and away from adjacent properties. No lighting shall be installed or maintained that shines or reflects onto adjacent properties.
11. That the front and back doors to the restaurant and the outdoor patio door to the parking lot shall be kept closed at all times while the location is open for business, except in case of emergency.
12. That live entertainment shall be allowed so long as it is within the building and does not disturb adjacent business and especially the residential neighborhood to the rear.
13. That at all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.
14. That no patron of the restaurant shall be allowed to bring any alcoholic beverages that were purchased off-site, unless the restaurant has an established corkage policy allowing and regulating such.
15. That the restaurant shall be maintained as a restaurant with meal service and shall provide a menu containing an assortment of foods normally offered in such establishment. Food service shall be available at all times and in all areas of the premises during normal operating hours.
16. That the service of alcohol shall be in full accord with the regulations and conditions established by the State Department of Alcoholic Beverage Control.
17. That music or noise shall be contained within the edifice of the establishment. The business shall comply with the state and local laws and ordinances concerning excessive noise and disturbing the peace. No amplified sound may be produced without first obtaining an "Amplified Sound Permit."
18. That no live entertainment is permitted without a "Live Entertainment Permit."

19. That all music or other sound produced on the premises shall not be audible off-site so as not to disturb persons in other occupancies/businesses or the public right-of-way.
20. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
21. That the sale of beer and wine for consumption off the premises is strictly prohibited.
22. That the Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.
23. That access to the premises shall be made available to all City of Glendale Planning Division, Neighborhood Services Division, Police Department, and Fire Department staff upon request for the purpose of verifying compliance with all laws and conditions of this approval.
24. That the applicant shall comply with all applicable conditions of Parking Reduction Permit No. PPRP1420364.

PROJECT BACKGROUND

Project proposal:

An application for an Administrative Use Permit to allow the continued on-site sales, service, and consumption of beer and wine (Type 41) at an existing full-service restaurant (John Sparr Tavern), within a 2,339 square-foot commercial tenant space on a property located in the Commercial Service (C3) Zone.

Previous Permits for the Site:

Administrative Use Permit No. PAUP1420359 was granted with conditions by the Planning Hearing Officer on November 24, 2014 to allow the on-site sales, service, and consumption of alcoholic beverages at the expanded restaurant.

Parking Reduction Permit No. PPRP1420364 was granted with conditions by the Planning Hearing Officer to remodel and add 231 square-feet on the ground floor of an existing tavern, to convert the upstairs owner's unit to accessory space for the restaurant, and to add an outdoor dining/waiting area without providing additional parking.

Environmental Determination:

The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to State CEQA Guidelines Section 15301 because this project is proposing to allow the continued on-site sales, service, and consumption of beer and wine for an existing full-service restaurant within an existing commercial tenant space and involves no expansion of the existing space.

General Plan: Community service

Zone: C3 (Commercial Service)

Description of existing property and uses:

The project site is a 2,751 square-foot lot located at the west side of Ocean View Boulevard, between North Verdugo Road and Sunview Drive. The existing full-service restaurant is 2,339 square-feet in area and has two parking spaces in the rear, which are accessed from the alley.

Neighboring zones and uses:

	Zoning	Existing Land Use
North	Commercial Service (C3)	Commercial/Retail
East	Commercial Service (C3)	Commercial/Retail
South	Commercial Service (C3)	Commercial/Retail
West	R1 (Single Family Residential)	Residential

COMMENTS FROM OTHER CITY DEPARTMENTS: No major concerns were received from the various city divisions/departments regarding the proposed continued sale of beer and wine for on-site service and consumption at an existing full-service restaurant. Conditions were received from the Police Department to ensure that any potential negative impact will be appropriately mitigated. The majority of these recommended conditions have been incorporated into the draft conditions.

PROJECT ANALYSIS

The project site is a narrow 2,751 square-foot lot located at the west side of Ocean View Boulevard, between North Verdugo Road and Sunview Drive. The site is improved with a two-story, 2,339 square-foot building, which is currently operating as a full-service restaurant with sale and service of alcoholic beverages. The applicant is requesting approval of an Administrative Use Permit to allow the continued on-site sales, service, and consumption of beer and wine for an existing full-service restaurant (John Sparr Tavern). The zoning land use designation for the subject property is Commercial Service (C3), and the General Plan Land Use Element designation is Community Service. The C3 zone offers a full range of goods and services to the community located along commercial thoroughfares within the city in conformance with the comprehensive general plan. A variety of uses are permitted in this zone, and a full-service restaurant is one of the intended uses. Alcoholic beverage sales are an administratively permitted use in the C3 zone.

The applicant's request is not anticipated to interfere with the existing operations or development of the neighboring and surrounding uses. John Sparr Tavern has been operating as a full-service restaurant with on-site sales, service, and consumption of beer and wine since 2014. Prior to 2014, a tavern operated in the same location for 55 years. The project site is located within a developed commercial district and is currently surrounded by other complementary businesses, including office, retail, and service type uses. A single family residential neighborhood is located to the west, across the existing 20-foot wide alley. There are no private or public schools or colleges, daycare facilities, libraries, or hospitals within quarter mile of the existing restaurant, except for a public park (Montrose Community Park). In addition, there are two churches (Church of Scientology Mission of the Foothills and Christian Science Church), one public school (Fremont Elementary School) and community center (Sparr Heights Community Center) that are in the neighborhood, within a mile from the subject location. Continuing the on-site sales, service, and consumption of alcoholic beverages will contribute to the establishment's continued success, as John Sparr Tavern will be able to offer the same service and convenience that the nearby residents, shoppers, and restaurant-goers have come to appreciate over the years.

The continued on-site sales, service, and consumption of beer and wine at the existing full-service restaurant will not be detrimental to the public health or safety, the general welfare, or the environment. According to the Glendale Police Department, the subject property is located in census tract 3006 where eight on-sale establishments are recommended. The Glendale Police Department reports there are currently 36 on-sale establishments in this tract, including

John Sparr Tavern. Based on Part 1 crime statistics for this census tract in 2019, there were 182 crimes, 9% above the city wide average of 167. The ancillary sale of beer and wine for on-site consumption in conjunction with a full-service restaurant is a common service that is not typically associated with public drunkenness or other alcohol-related crimes. This higher than average crime rate is explicable given the higher concentration of retail uses in the Sparr Heights Business District area (and the nearby Montrose Shopping Park), compared to lower density residential areas, which typify most of the City. Within the last calendar year, there were no calls for police service at the location. Neither the Police Department nor Neighborhood Services Division cited concerns related to this project. However, conditions of approval by the Police Department are incorporated to ensure there are no negative impacts to the public health, safety, general welfare, or the environment.

Since this application does not include any new floor area or proposed modifications to the existing site, adequate public and private facilities, such as utilities, landscaping, and parking spaces are all existing and will continue to be provided for the existing full-service restaurant without issue. The site has been fully developed since 1939 and is located in a developed commercial district with all required utilities such as gas, electricity, water, sewers, and landscaping already in place.

The applicant's request is not expected to create a negative parking or traffic related impact, as it is not anticipated that the continued on-site sales, service and consumption of beer and wine in conjunction with a meal will significantly increase the amount of patrons to the subject site that has been operating as the same full-service restaurant for the past five years. There are two parking spaces available on-site, which includes one ADA-compliant handicap space and one code-compliant parking space. The parking for the existing full-service restaurant was previously addressed in Parking Reduction Permit No. PPRP1420364, which granted the reduction of 12 spaces with conditions. The existing two spaces at the rear of the restaurant, along with the existing on-street parking spots and parking spots in the municipal parking lots will continue to adequately serve the site.

As identified in the Circulation Element, Honolulu Avenue is an Urban Collector, North Verdugo Road is a Major Arterial, and Ocean View Boulevard is a Minor Arterial. The functional purpose of urban collectors is to distribute traffic from connecting local streets onto major and minor arterial streets; the functional purpose of minor arterials is to augment the major arterial systems by forming a street network, provide access to freeways and serve activity centers within the community, and satisfy intermediate trips within the City. In addition, this section of Ocean View is identified in the North Glendale Community Plan as a Pedestrian Priority Area with roadways in commercial mixed-use districts. Provided Honolulu Avenue and North Verdugo Road are designed to accommodate various types of commercial uses and distribute traffic onto Ocean View Boulevard and the project site has been utilized as a full-service restaurant for the past five years, the project is consistent with the Circulation Element and will not create a negative parking or traffic related impact.

Since the site is already developed and the Administrative Use Permit application only involves the continuation of on-site sales, service, and consumption of beer and wine at an existing full-service restaurant with no changes, other elements of the General Plan, including the Open Space, Recreation, Housing and Noise Element will not be impacted as a result of the project. Therefore, allowing the existing full-service restaurant to continue its on-site sales, service, and consumption of beer and wine in addition to food service will be consistent with the objectives of the General Plan.

Overall, the applicant’s request to allow continued on-site sales, service, and consumption of beer and wine for an existing full-service restaurant is supportable based on the facts surrounding this application and the findings:

DRAFT FINDINGS

A. That the proposed use will be consistent with the various elements and objectives of the general plan.

The applicant is requesting approval of an Administrative Use Permit to allow the continued on-site sales, service, and consumption of beer and wine for an existing full-service restaurant (John Sparr Tavern). The zoning land use designation for the subject property is Commercial Service (C3), and the General Plan Land Use Element designation is Community Services. The C3 zone offers a full range of goods and services to the community located along commercial thoroughfares within the city in conformance with the comprehensive general plan. A variety of uses are permitted in this zone, and a full-service restaurant is one of the intended uses. Alcoholic beverage sales are an administratively permitted use in the C3 zone.

The subject property is surrounded by other restaurants and retail businesses in an established commercial district. John Sparr Tavern has been operating as a full-service restaurant with on-site sales, service, and consumption of beer and wine since 2014. Prior to 2014, a tavern operated in the same location for 55 years without issue. The continued service of beer and wine in conjunction with a meal at a bona fide full-service restaurant is appropriate for subject location.

As identified in the Circulation Element, Ocean View Boulevard (between Honolulu Avenue and Verdugo Road) is a Minor Arterial. The functional purpose of urban collectors is to distribute traffic from connecting local streets onto major and minor arterial streets; the functional purpose of minor arterials is to augment the major arterial systems by forming a street network, provide access to freeways and serve activity centers within the community, and satisfy intermediate trips within the City. Provided Honolulu Avenue and North Verdugo Road are designed to accommodate various types of commercial uses and the project site has been utilized as a full-service restaurant for the past five years, the project is consistent with the Circulation Element and will not create a negative parking or traffic related impact.

Since the site is already developed and the Administrative Use Permit application only involves the continuation of on-site sales, service, and consumption of beer and wine at an existing full-service restaurant with no changes, other elements of the General Plan, including the Open Space, Recreation, Housing and Noise Element, will not be impacted as a result of the project. Therefore, allowing this existing full-service restaurant to continue its on-site sales, service, and consumption of beer and wine in addition to food service will be consistent with the objectives of the General Plan.

B. That the use and its associated structures and facilities will not be detrimental to the public health or safety, the general welfare, or the environment.

The continued on-site sales, service, and consumption of beer and wine at the existing full-service restaurant will not be detrimental to the public health or safety, the general welfare, or the environment. The project has been reviewed by the Police Department and the Divisions of Neighborhood Services and Planning within the Community Development

Department to identify potential negative impacts of the project on the public health, safety, general welfare or environment.

According to the Glendale Police Department, the subject property is located in census tract 3006 where eight on-sale establishments are recommended. The Glendale Police Department reports there are currently 36 on-sale establishments in this tract, including John Sparr Tavern. Based on Part 1 crime statistics for this census tract in 2019, there were 182 crimes, 9% above the city wide average of 167. The ancillary sale of beer and wine for on-site consumption in conjunction with a full-service restaurant is a common service that is not typically associated with public drunkenness or other alcohol-related crimes. This higher than average crime rate is explicable given the higher concentration of retail uses in the Sparr Heights Business District area and the nearby Montrose Shopping Park, compared to lower density residential areas, which typify most of the City. Within the last calendar year, there were no calls for police service at the location.

Neither the Police Department nor Neighborhood Services Division cited concerns related to this project. However, conditions of approval by the Police Department are incorporated to ensure there are no negative impacts to the public health, safety, general welfare, or the environment.

C. That the use and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.

The proposed continuation in on-site sales, service, and consumption of beer and wine at an existing full-service restaurant will not adversely affect or conflict with adjacent uses or impede normal development of surrounding properties. The project site is located within a developed commercial district and is currently surrounded by other complementary businesses, including office, retail, and service type uses. A single family residential neighborhood is located to the west, across the existing 20-foot wide alley. There are no private or public schools or colleges, daycare facilities, libraries, or hospitals within quarter mile of the existing restaurant, except for a public park (Montrose Community Park) that is within quarter mile of the subject location. In addition, there are two churches (Church of Scientology Mission of the Foothills and Christian Science Church), one public school (Fremont Elementary School) and community center (Sparr Heights Community Center) that are in the neighborhood.

The applicant's request is not anticipated to interfere with the existing operations or development of the neighboring and surrounding uses, ancillary sale of beer and wine for on-site consumption in conjunction with a full-service restaurant is a common service that is not typically associated with public drunkenness or other alcohol-related crimes. In addition, it would not change the land use designation of the existing establishment. Continuing the on-site sales, service, and consumption of alcoholic beverages will contribute to the establishment's continued success, as John Sparr Tavern will be able to offer the same service and convenience that the nearby residents, shoppers, and restaurant-goers have come to appreciate over the years.

D. That adequate public and private facilities such as utilities, landscaping, parking spaces and traffic circulation measures are or will be provided for the proposed use.

This application does not include any new floor area or proposed modifications to the existing site, and has been utilized by the same full-service restaurant for the past five years, and a tavern use for over 55 years. Adequate public and private facilities, such as

utilities, landscaping, and parking spaces are all existing and will continue to be provided for the existing full-service restaurant without issue. The site has been fully developed since 1939 and is located in a developed commercial district with all required utilities such as gas, electricity, water, sewers, and landscaping already in place.

The applicant's request is not expected to create a negative parking or traffic related impact, as it is not anticipated that the continued on-site sales, service and consumption of beer and wine in conjunction with a meal will significantly increase the amount of patrons to the subject site that has been operating as the same full-service restaurant for the past five years. There are two parking spaces available on-site, which includes one ADA-compliant handicap space and one code compliant parking space. The parking for the existing full-service restaurant was previously addressed in Parking Reduction Permit No. PPRP1420364, which granted the reduction of 12 spaces with conditions. The existing two spaces at the rear of the restaurant, along with the existing on-street parking spots and parking spots in the municipal parking lots will continue to adequately serve the site. The Circulation Element identifies Ocean View Boulevard (between Honolulu Avenue and Verdugo Road) as a Minor Arterial. It is fully improved and adequately services the subject site and surrounding commercial developments.

REQUIRED ADDITIONAL FINDINGS OF FACT FOR AN AUP FOR ALCOHOL SALES, SERVICE AND CONSUMPTION:

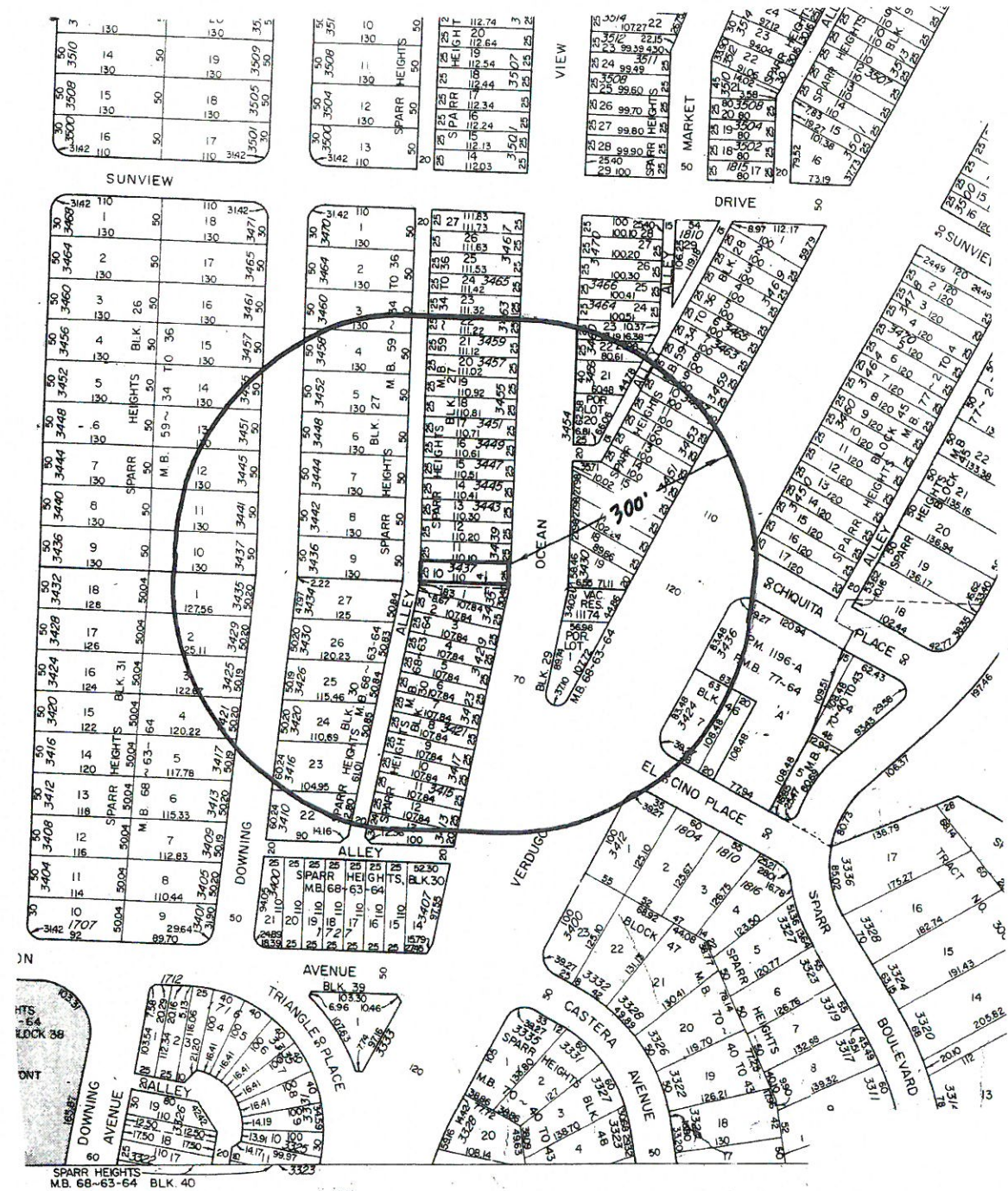
E. That all the criteria set forth in Section 30.49.030 (E) to be considered in making the findings in subsection A through D above have all been met and thoroughly considered:

- 1) That such use does not or will not tend to intensify or otherwise contribute to the adverse impacts on the surrounding area caused by over concentration as described above in finding B.
- 2) That such use does not or will not tend to encourage or intensify crime within the district as described above in finding B.
- 3) That such use does not or will not adversely impact any other uses within the surrounding area (church, public or private schools or college, day care facility, public park, library, or residential use) as described above in findings B and C.
- 4) That the proposed use satisfies its transportation or parking needs as described above in finding D.
- 5) That, notwithstanding consideration of the criteria in subsections 1 through 4 above, sale of beer and wine for on-site consumption serves a public convenience for the area. The applicant's request to continue on-site sales, service, and consumption of beer and wine at an existing full-service restaurant serves public convenience because it serves local residents, businesses, and the surrounding community. Conditions placed on the approval of the project will ensure that it will not adversely impact business and residential uses.

***For more information or to submit comments, please contact Minjee Hahm, at (818) 937-8178
or mhahm@glendaleca.gov.***

ATTACHMENT:

1. Location Map
2. Reduced Plans
3. Departmental Comments



LOCATION

3437 OCEAN VIEW BLVD.

APN: 5615-010-010

Owners: SPARR ASSETS LLC

Prepared by Williams Land Use Services ~ phone 818-542-4109

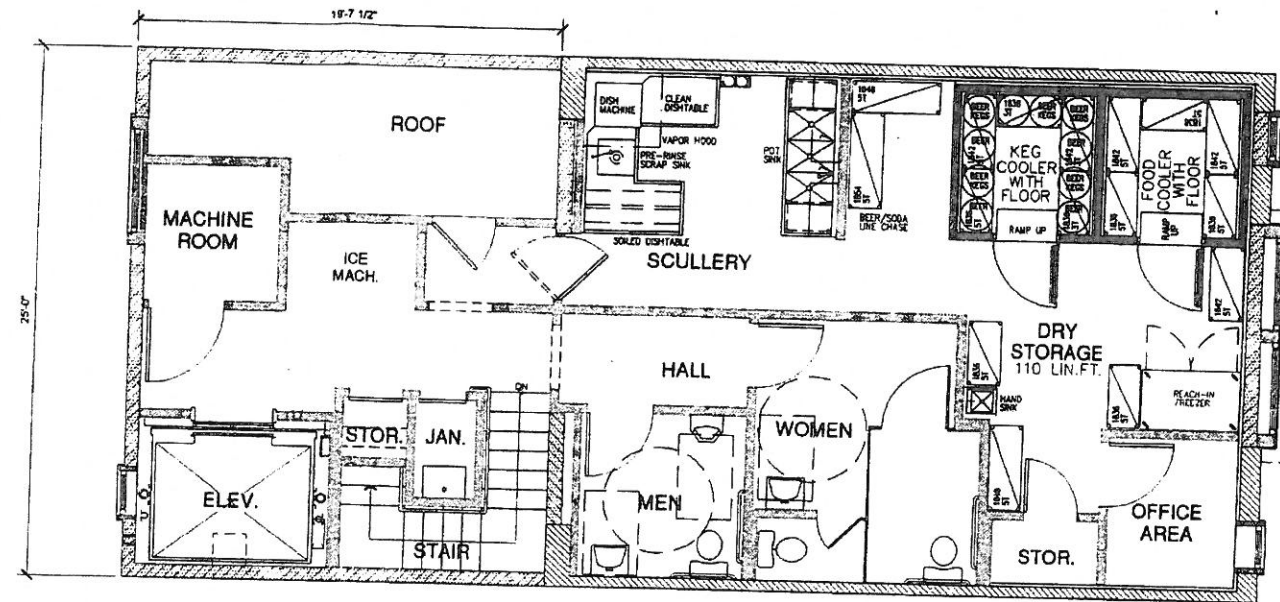
1"= 200'



300' Radius

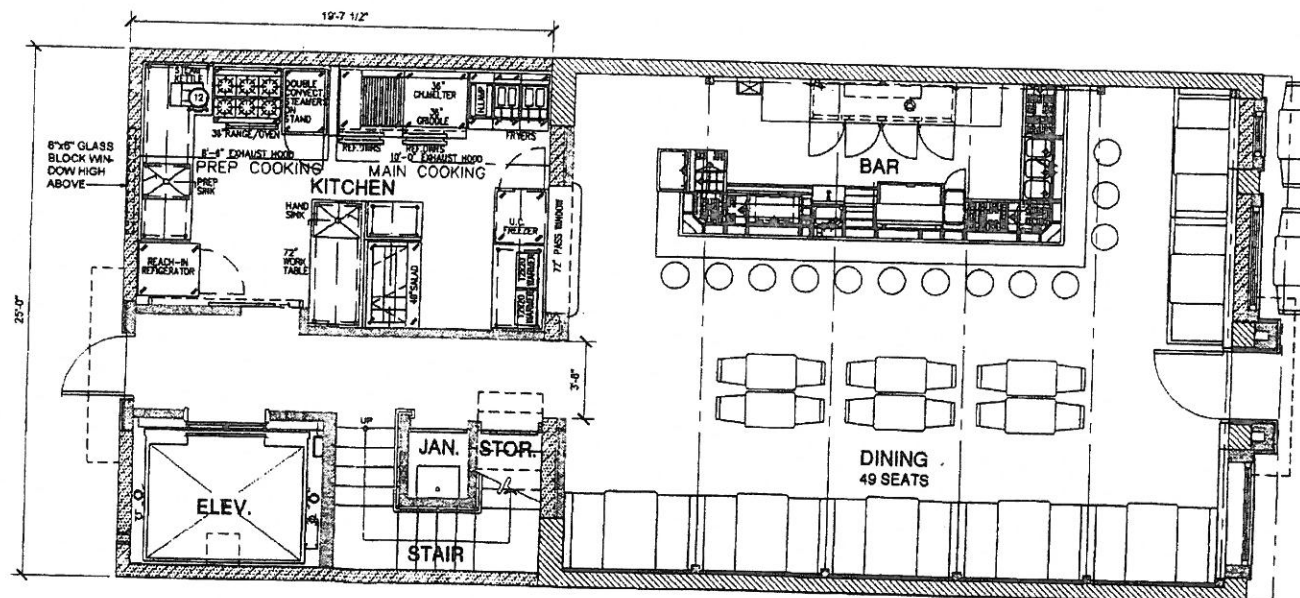


JOHN SPARR TAVERN
3437 OCEANVIEW BLVD. GLENDALE, CA



SECOND FLOOR PLAN

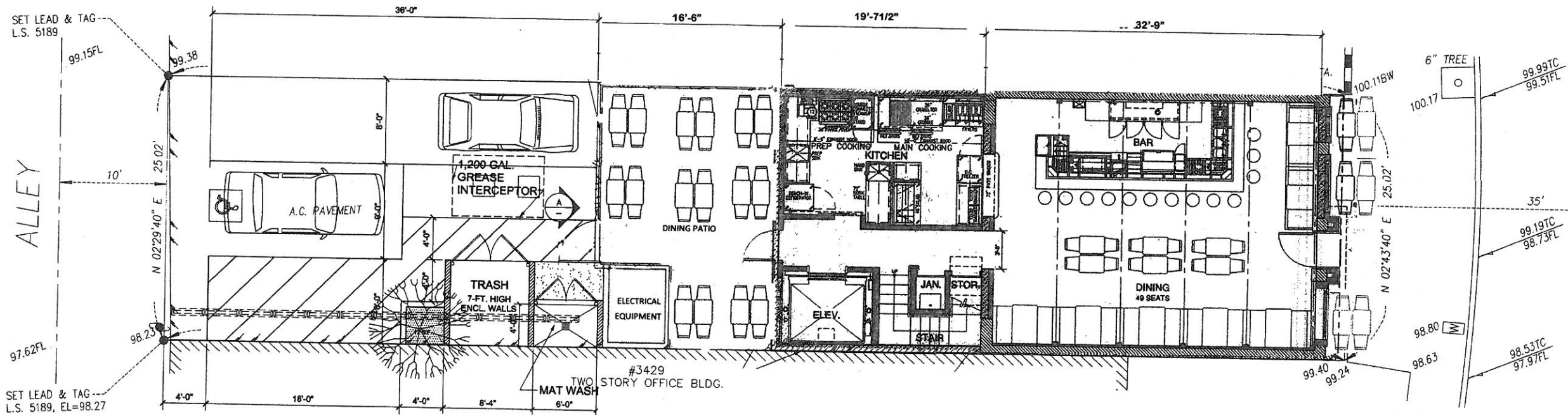
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

AN ALTERATION & TENANT IMPROVEMENT FOR
JOHN SPARR TAVERN
 3437 OCEANVIEW BLVD. GLENDALE, CA



CHANGE OF USE/PARKING REDUCTION FOR:

JOHN SPARR TAVERN

3437 OCEANVIEW BLVD. GLENDALE, CA

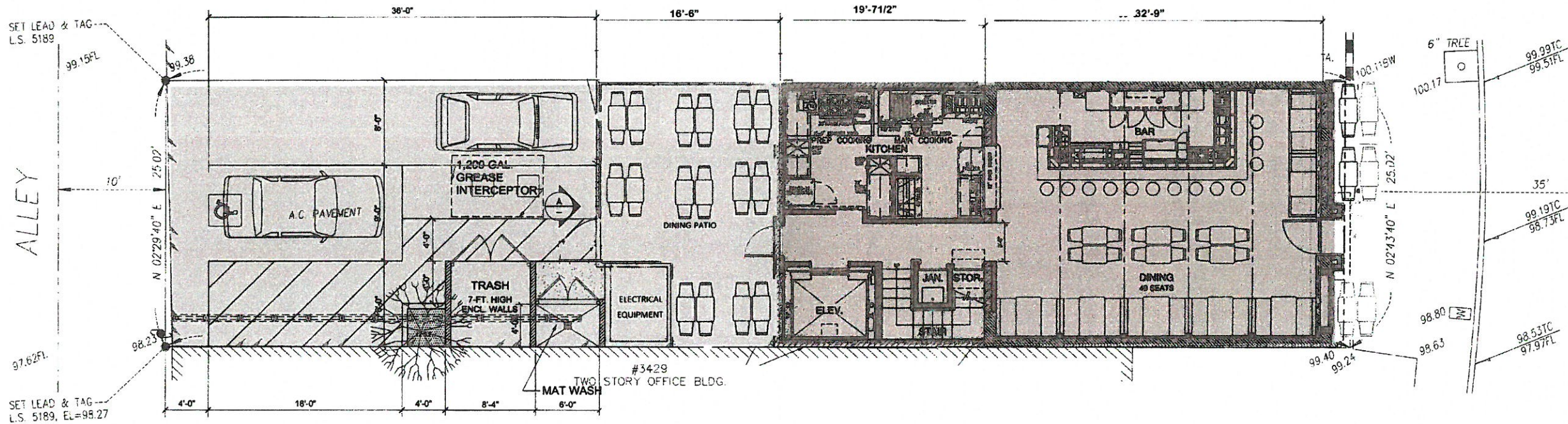
Date: 10/1/14

Revisions

- 1. 10/1/14
- 2. 10/1/14
- 3. 10/1/14
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- 6. 10/1/14
- 7. 10/1/14
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Job No.

Sheet No.



PROJECT SUMMARY

OWNER: MR. DAVID FINK (818) 512-4099
 SITE ADDRESS: 3437 OCEAN VIEW BOULEVARD
 APN: 5815-010-010
 TRACT: SPARR HEIGHTS
 BLOCK: 27
 LOT: 10
 MAP REFERENCE: ---
 LAND AREA: 2,755 S.F.
 ZONE: C-3, I
 EXIST. GROSS BLDG. AREA:

EXISTING PARKING: 1 COMPLIANT PARKING SPACE
 1 COMPLIANT DISABLED STALL WITH 8'-0" W. VAN LOADING ZONE
 TOTAL EXISTING PARKING: 2 PARKING SPACES

FIRST FLR. FULL SERVICE RESTAURANT: 1,084 S.F. + 231 S.F. (INCLUDES ELEVATOR) = 1,315 S.F.
 2nd FLR. FULL SERVICE RESTAURANT: 1,024 S.F.
 TOTAL AREA: 2,339 S.F.

OCEAN VIEW BLVD.

CHANGE OF USE/PARKING REDUCTION FOR:

JOHN SPARR TAVERN

3437 OCEANVIEW BLVD. GLENDALE, CA

Date: 10/1/14

Revisions

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CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: January 10, 2020

DUE DATE: January 24, 2020

NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Minjee Hahm **Tel. #** x8178

PROJECT ADDRESS: 3437 Ocean View Blvd

Applicant: David Fink/ Richard Powell

Property Owner: Richard Powell

Project Description:

To allow continued on-site, sale, service and consumption of beer and wine at an existing full-service restaurant (John Sparr Tavern) – Food sales to alcoholic beverages sales ratio is 64% food and 36% alcoholic beverages.

PLEASE CHECK:

- | | |
|---|---|
| <input type="checkbox"/> A. CITY ATTORNEY | <input type="checkbox"/> G. INFORMATION SERVICES
(Wireless Telecom) |
| <input type="checkbox"/> B. COMMUNITY DEVELOPMENT: | <input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION): |
| <input type="checkbox"/> • (1) Building & Safety | <input type="checkbox"/> • (1) Engineering & Land Development |
| <input type="checkbox"/> • (2) Economic Development | <input type="checkbox"/> • (2) Traffic & Transportation |
| <input type="checkbox"/> • (3) Housing | <input type="checkbox"/> • (3) Facilities (city projects only) |
| <input checked="" type="checkbox"/> • (4) Neighborhood Services | <input type="checkbox"/> • (4) Integrated Waste |
| <input type="checkbox"/> • (5) Planning & Urban Design
EIF/Historic District | <input type="checkbox"/> • (5) Maintenance Services/Urban Forester |
| <input type="checkbox"/> D. COMMUNITY SERVICES/PARKS: | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> E. FIRE ENGINEERING (PSC) | <input type="checkbox"/> J. GLENDALE POLICE |
| <input type="checkbox"/> F. GLENDALE WATER & POWER: | <input checked="" type="checkbox"/> K. OTHER: |
| <input type="checkbox"/> • (1) Water | <input type="checkbox"/> • (1) STATE-Alcohol Beverage Control (ABC) |
| <input type="checkbox"/> • (2) Electric | <input type="checkbox"/> • (2) Tribal Consultations (EIFs) |
| | <input type="checkbox"/> • (3) City Clerk's Office |

ENTITLEMENT(S) REQUESTED

Variance Case No.: _____

AUP/CUP Case No.: PAUP1925875

ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____

Zone Change/GPA: _____

Other: _____

INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS

Project Address: 3437 Ocean View Blvd Project Case No.: PAUP1925875

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

- ☐ This office **DOES NOT** have any comment.
- ☐ This office **HAS** the following comments/conditions. ☐ (See attached Dept. Master List)

Date: _____

Print Name: _____

Title: _____ Dept. _____ Tel.: _____

a. ADDITIONAL COMMENTS:

- ☐ 1. Applicant Dave Fink and Richard Powell are in the process of obtaining an Administrative Use Permit to allow continued on-site sale, service and consumption of beer and wine at an existing full-service restaurant located at 3437 Ocean View Boulevard DBA John Sparr Tavern. Food sales to alcoholic beverages sales ratio is 64% food and 36% alcoholic beverages.

John Sparr Tavern is located in census tract 3006 which allows for 8 On-Sale establishments. There are currently 36 On-Sale licenses in this tract. John Sparr Tavern is one of the existing 36. Based on arrests and Part 1 crime statistics for census tract 3006 in 2019, there were 182 crimes, 9% above the city wide average of 167.

Within the last calendar year there were no calls for police service at the location. I ran the applicant's names in house but without a DOB, I cannot associate any of the results directly to the applicants.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

- ☐ 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)



1. At all times when the premises are open for business, the service of any alcoholic beverage shall be made only in the areas designated with an ABC license. Consumption of alcoholic beverages will only be on those same licensed areas.
2. Sales, service or consumption of alcoholic beverages shall be permitted only between the hours of _____ to _____ each day of the week (*hours to be determined by the Planning / Zoning Administrator – week night and weekend restrictions may be considered*).
3. No patron to any of the business establishments will be allowed to bring into any establishment or maintain in the establishments, any alcoholic beverage unless that alcoholic beverage was purchased within that same establishment unless the facility has an established corkage policy allowing and regulating such.
4. The restaurant shall remain open to the public during business hours. If the establishment has a private party during normal business hours, the restaurant still needs to remain open for business to regular customers.
5. That the proprietor and his/her employees shall make an active and conscientious effort to keep customers and employees from trespassing on other nearby properties or otherwise making disturbances in the area.
6. Those premises may be utilized for banquets, private parties, or other events, provided that all events comply with the provisions of the applicant's Alcoholic Beverage Control license, and provided they have appropriate Conditional Use Permits and Use Variances if required.
7. There shall be no video machine maintained upon the premises.
8. Dancing is only allowed on the premises in designated dance floor areas, with a proper "Dance" permit.
9. No live entertainment is permitted without a "Live Entertainment Permit". No karaoke, no bikini activities or events, no lingerie activities or events, no swimwear activities or events, nor any similar activities or events be allowed where partial clothing of male or female entertainment is provided.
10. Music or noise shall be contained within the edifice of the establishment. The business shall comply with all state and local laws and ordinances concerning excessive noise and disturbing the peace.
11. The front and back doors of the establishment shall be kept closed at all times while the location is open for business, except in case of emergency.
12. An establishment that primarily provides for the on-premises sale, serving and consumption of alcoholic beverages and that derives more than fifty (50) percent of gross revenues from the sale of alcoholic beverages is by definition of the code a "tavern" and requires approval of a

separate conditional use permit. Taverns include bars, pubs, cocktail lounges and similar establishments.

- 13. Any establishment serving alcoholic beverages which has a dance floor of greater than 200 square feet is considered a nightclub and will require a separate conditional use permit.
- 14. The sale of beer, wine, and/or distilled spirits for consumption off the premises is strictly prohibited.
- 15. The Manager and or Staff should be proactive in the enforcement of the City of Glendale Clean Air Act.

CITY OF GLENDALE
INTERDEPARTMENTAL COMMUNICATION
Community Development Department
Request for Comments Form (RFC)

DATE: January 10, 2020

DUE DATE: January 24, 2020

NOTE: If project comments are not received by the due date, it will be assumed that your department has no comments.

FROM: Minjee Hahm

Tel. # x8178

PROJECT ADDRESS: 3437 Ocean View Blvd

Applicant: David Fink/ Richard Powell

Property Owner: Richard Powell

Project Description:

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PLEASE CHECK:

<input type="checkbox"/> A. CITY ATTORNEY	<input type="checkbox"/> G. INFORMATION SERVICES (Wireless Telecom)
<input type="checkbox"/> B. COMMUNITY DEVELOPMENT:	<input type="checkbox"/> H. PUBLIC WORKS (ADMINISTRATION):
<input type="checkbox"/> • (1) Building & Safety	<input type="checkbox"/> • (1) Engineering & Land Development
<input type="checkbox"/> • (2) Economic Development	<input type="checkbox"/> • (2) Traffic & Transportation
<input type="checkbox"/> • (3) Housing	<input type="checkbox"/> • (3) Facilities (city projects only)
<input checked="" type="checkbox"/> • (4) Neighborhood Services	<input type="checkbox"/> • (4) Integrated Waste
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<input type="checkbox"/> E. FIRE ENGINEERING (PSC)	<input type="checkbox"/> J. GLENDALE POLICE
<input type="checkbox"/> F. GLENDALE WATER & POWER:	<input checked="" type="checkbox"/> K. OTHER:
<input type="checkbox"/> • (1) Water	<input type="checkbox"/> • (1) STATE-Alcohol Beverage Control (ABC)
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ENTITLEMENT(S) REQUESTED

Variance Case No.: _____

AUP/CUP Case No.: PAUP1925875

ADR/DRB Case No.: _____

Tentative Tract/Parcel Map No.: _____

Zone Change/GPA: _____

Other: _____

**INTER-DEPARTMENTAL COMMUNICATION
PROJECT CONDITIONS AND COMMENTS**

Project
Address: 3437 Ocean View Blvd

Project
Case No.: PAUP1925875

If project comments are not received by the due date, it will be assumed that your department has no comments.

NOTE: Your comments should address, within your area of authority, concerns and potentially significant adverse physical changes to the environment regarding the project. You may also identify code requirements specific to the project, above and beyond your normal requirements. Applicant will be informed early in the development process. You may review complete plans, maps and exhibits in our office, MSB Room 103. We appreciate your consideration and look forward to your timely comments. Please do not recommend APPROVAL or DENIAL. For any questions, please contact the Case Planner ASAP, so as not to delay the case processing.

COMMENTS:

☒ This office **DOES NOT** have any comment.

☐ This office **HAS** the following comments/conditions. ☐ (See attached Dept. Master List)

Date: 1/14/2020

Print Name: Jackie Jouharian
Title: CSR **Dept.** NS **Tel.:** 3700

a. ADDITIONAL COMMENTS:

☐ 1.

b. CASE SPECIFIC CODE REQUIREMENTS: (these are not standard code requirements)

☐ 1.

c. SUGGESTED CONDITIONS: (may or may not be adopted by the Hearing Officer)

☐ 1.